. A.T. Crichtfield
Cove Rd . R.D2
Kaiwaka

0124127111

SCAN-

KAIPARA DISTRICT COUNCIL

Building Consent Enquiry

Edit, Inspection Load, Create Invoice, Print Forms, Print Letters, Search, Resource Consent Search

No.	**040673**
Applicant	A T Crictchfield
Address	Cove Road R D 2 Kaiwaka
Phone	**09 4314997**
Fax	**09 43 14997**
Debtor	BC040673
Balance	
Invoice	10094
Current Status	Withdrawn **27/08/04** Cancelled. Refund actioned. OK`d by Derek
Description	Implement Shed
Intended use	Private
Intended life	INDEFINITE
Being stage	1 OF 1
Stats code	**3359 3359 -** OTHER OUTBUILDINGS EG SHED, WORKSHOP, SLEEPOUT
Estimated value	$15,000
Floor (m2)	**77**
Units	
Storeys	
Overseer	Derek Free
Resource Consent?	

Deposit	**$305.00**
Building Consent	**$255.00**
PIM Fee	**$50.00**
Total Charges	**$305.00**

Property	
Valuation No	**0122012711**
	General Property Enquiry
Owner	** Critchfield Alec Thomas
Location	DE BOER LANE, MANGAWHAI
Legal	LOT **3** DP **319142 -** INT **IN** ROW & VARIOUS E SMTS
Zone	RURAL ZONE

Status history

Deadline	*20/08/04*
Formally Received	**6/08/04** purchased from L& A Talbot/ Liannme Trust

Alex Critchfield
wants to cancel B/C
app. His deal fell over.
For a Imp Shed
(Mangawhai)
Under: A critchfield
Cove Road / Deboar lane.
027 4722062
09 4314 997

Derek

Please can you make comments on this?

ok to forward to all. an author to contact - yes

KAIPARA DISTRICT

Kaipara te Oranganui - Two Oceans Two Harbours

BC040673

Building Consent Application

KAIPARA DISTRICT COUNCIL

Section 33, Building Act 1991 -
(Attach all relevant documents in Triplicate)

Part A - General

(Complete Part A in all cases)

RECEIVED
06 AUG 2004
KAIWAKA
Kaipara District Council

Owner

Name A.T. Critchfield.

Postal Address Cove Rd. R.D.2 KAIWAKA Mangawhai

Phone Number 09 4314997

Fax Number As above.

Applicant

Name

Postal Address

Phone Number

Fax Number

Post Information to: Applicant ☐ Owner ☐

Project Location

Address Cove Rd. Mangawhai

Legal Description

Valuation Number 0122012711

Lot(s) 3. DP(s) 319142.

Section Block

Survey District

Area of Site hectares / square metres

Nature of soil (rock, clay, sand, loam etc)

Floor area (proposed work - square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building				175m²
Accessory Buildings				

Estimate Value of Work
(including GST)

Main buildings	$
Accessory buildings	$
Plumbing & Drainage	$
Total Value of Work	$ 15,000-00

☐ Application for Building Consent only, in accordance with Project Information Memorandum No:

☑ Application for Building Consent and Project Information Memorandum

Description of Work and Intended Use

Implement Shed.

Nature of consent

☑ New building - exclude domestic garages & domestic outbuildings

☐ Foundations only

☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances

☐ Domestic garages & domestic outbuildings

Intended Life: Indefinite, but not less than 50 yrs ☐ OR Specified as yrs

Demolition ☐

Being stage ..... of an intended ..... stages

Office Use Only

Property I D

Fees Paid on Application
(including GST)

PIM 91122641	$ 50-00
Building Consent 91122042	$ 255-00
BRANZ Levy	$
B I A Levy	$
TOTAL	$ 305-00

Receipt No: 447218

Date: 6-8-04

Signed for and on behalf

Signature: C Wech.

Name: Christine Wech. Date: 6-8-04.

Please pnnt

Note: Information and forms for vehicle crossings and services eg water connection, sewerage and stormwater connections are available from the front counter at the Dargaville and Kaiwaka offices,

(Lianmore family Trust)

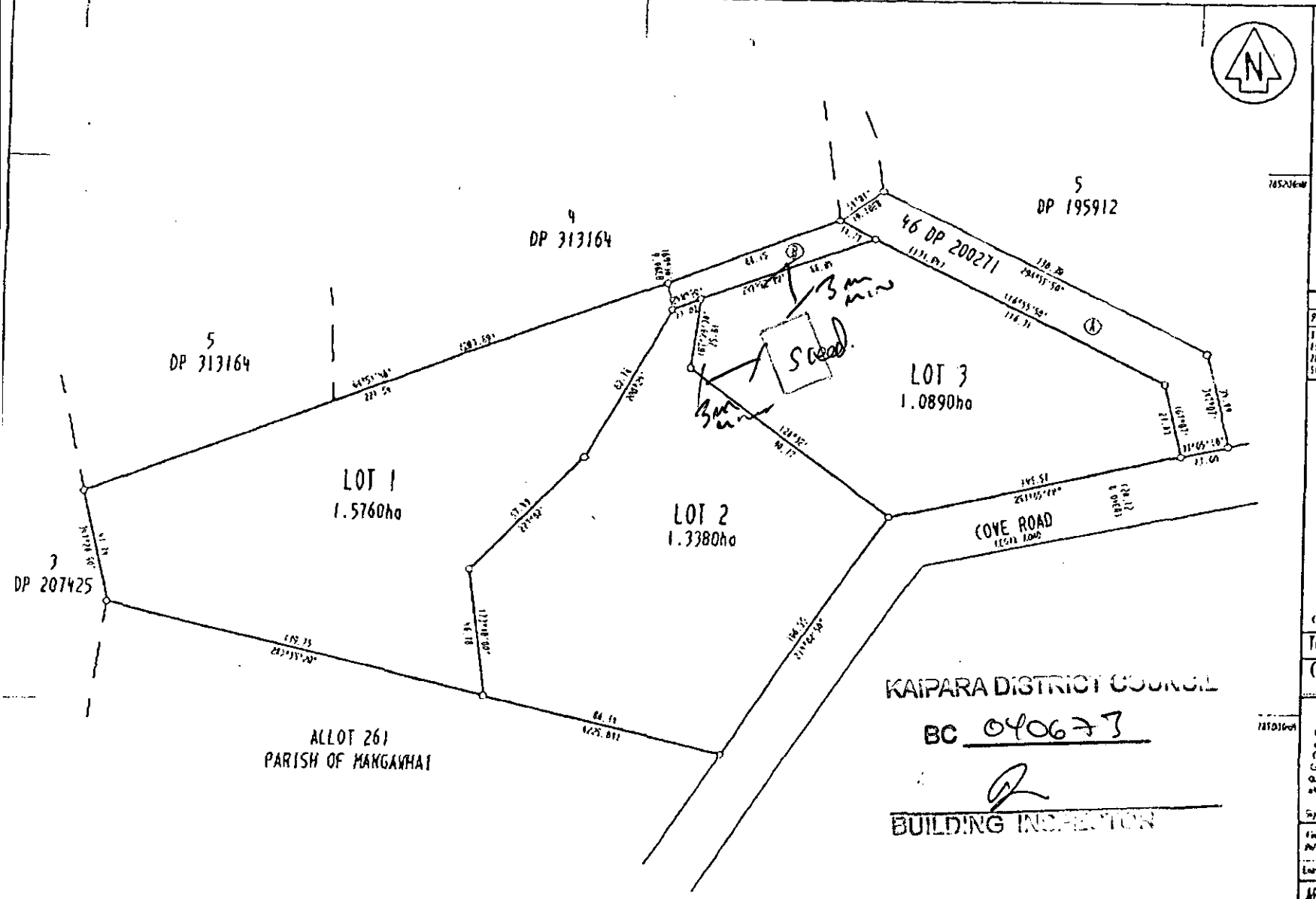
* Owners. Lindsay Talbot, Anne Marjory Talbot, & K. Bell File

PROFF

TAX INVOICE RECEIPT (GST NO. 52-237-122)
Received with thanks by '8/36
KAIPARA DISTRICT COUNCIL

6-08-04 11:05 Receipt no.447218

COPY *COPY* *COPY*
DR BC040673 BC KAIWAKA 305.00-
A T Crictchfield::Cove Road:R D 2:Kaiwa
CR WSI WHANGAREI
A T Crictchfield 305.00



KAIPARA DISTRICT COUNCIL
BC 040673
BUILDING INSPECTION

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY ME FOR DEPOSIT PURPOSES COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THIS DAY OF 2003 SUBJECT TO THE GRANTING OF EASEMENTS OF THE EASEMENTS SET OUT ON THE MEMORANDUM OF EASEMENTS, AND SUBJECT FOR THE PURPOSES OF SECTION 224(c) RESOURCE MANAGEMENT ACT 1991 TO THE COMPLETION OF THE SUBDIVISION CONSENT CONDITIONS BEING COMPLETED WORK TO THE SATISFACTION OF THE SAID COUNCIL AND PAYMENT OF CONSENT NOTICE HAS BEEN ESTABLISHED WITH RESPECT TO THOSE CONDITIONS THAT MAY NOT HAVE BEEN COMPLETED YET.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, ELECTRICITY AND TELECOMMUNICATIONS SUPPLY	①	LOT 46 DP 200271	LOTS 1-3 HEREON
	②	LOT 1 HEREON	LOTS 2-3 HEREON

NEW C's T ALLOCATED
LOT 1- CT175250
LOT 2- CT175251
LOT 3- CT175252

CLASS II SURVEY

Total Area 3.8010 ha

Comprised in CT NA124C/52 [illegible]
ALL EASEMENTS, COMMON PROPERTY, COVENANTS & CONSENT NOTICES SHOWN

I, John Paul Stanley Jones, being a person entitled to practice as a Licensed Cadastral Surveyor, certify that:
(a) The surveys to which this dataset relates are accurate, and were carried out by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyors General Rules for Cadastral Surveys 2002;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signature Date

Field Book ... p ... Survey Plan ... p ...
Reference Plans
Examined ... Checked ...

APPROVED AS TO SURVEY BY LAND INFORMATION NZ ON
... / ... / ...

DEPOSITED BY LAND INFORMATION NZ ON
... / ... / ...

DP 319142

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK & DIST. SE MANGAWHAI
NZMS 261 SHT ... RECORD MAP No ...

LOTS 1-3 BEING A SUBDIVISION OF LOT 2 DP 195912 AND EASEMENT OVER LOT 46 DP 200271

TERRITORIAL AUTHORITY KAIPARA DISTRICT COUNCIL
Surveyed by BT CONSULTANTS LTD
Scale 1 : 1000 Date FEBRUARY 2003

15/07/2003 15:47 09431539 THOMPSON AND FISH PAGE 02

Building Consent

Section 35, Building Act 1991

Application

A T Crictchfield	No.	040673
Cove Road	Issue date	9/08/04
R D 2	Application date	6/08/04
Kaiwaka		

Project

Description	3359 - OTHER OUTBUILDINGS **EG** SHED, WORKSHOP, SLEEPOUT Being Stage 1 of an intended 1 Stages Implement Shed
Intended Life	Indefinite, but not less than 50 years
Intended Use	Private
Estimated Value	$15000
Location	DE BOER LANE, MANGAWHAI
Legal Description	LOT 3 DP 319142 - INT IN ROW &VARIOUS **E** SMTS
Valuation No.	0122012711

Builder: Jarrad Ball Pakiri Block Road : 09 4226588
Designer: Dave Stewart

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	$	305.00
Building Research Levy	$	0.00
Building Industry Authority Levy	$	0.00
Total	$	305.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications **so** as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent.

Signed for and or behalf of the Council:

Name: [signature] **Date:** 9.9.04

2. No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.
3. IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.
4. As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner must ascertain the true position of survey pegs before work commences.
5. Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations 1976, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.
6. To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.
7. NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 76 of the Building Act, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:
8. a) at least 2 working days notice of the intended commencement of construction.
9. b) at least 1 working days notice of the covering up of any
10. i) drainage or plumbing
11. ii) excavation for a foundation

KAIPARA DISTRICT COUNCIL

ATTACHMENT TO PROJECT INFORMATION MEMORANDUM NO 040673

INSPECTORATE

(A) Wind Zone rating for site

Low
Medium
High ✓
Very High

(B) Durability : Classification of Exposure Zones

Sea Spray Zone
Zone 1 ✓
Zone 2

(C) Provisions being made with regard to building over or adjacent to a road or public place are acceptable

Hoardings)
Gantries) **N/A**
Temporary Support)

(D) Provisions made for demolition are adequate

Removal of materials from site)
Dust Extraction) **N/A**

(E) The site is known to be affected by hazardous contaminants which may impact on the proposed project

Chemical Contamination)
Underground Tanks) **None Known**
Asbestos)

(F) Licences required to operate, subject to Building Consent being granted

Health Licences)
Dangerous Goods Licence) **N/A**

PLANNING

(A) Proposed Project complies with District Plan Zoning

Yes ✓
No

(B) The bulk and location of the proposed project complies with the restrictions of the District Plan

Yes ✓
No

(C) Special planning restrictions know to affect the site which impact on the proposed project

Protected Tree Restrictions) **None Known**
Historic Site Restrictions)

(D Proposed vehicle access acceptable

Gradient)
Width) **Existing**
Length)

(E) Resource Consent Required - **No**

Nature of required consent.

NOTE: The Northland Regional Council Transitional Regional Rule for small domestic sewage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a resource consent to discharge effluent.

ENGINEERING

(A) The site is known to have soil conditions which will have impact on the proposed project .

Fill)
Erosion) **Refer Hawley**
Slippage **Report 06/12/00**
Poor Bearing Capacity)

(B) Site is known to be prone to flooding or lies within an overland flow path - **No**

(C) Proposed methods for building over or near service pipes acceptable? - **N/A**

(D) Proposed connection to services acceptable

Stormwater Disposal **On Site**
Foulwater Disposal **N/A**

Water Connection **N/A**

(E) Access Status

Location) **Existing**
Traffic Implications)

(F) Restrictions which may be imposed owing to potential impact on traffic

Signs **N/A**

Project Information Memorandum

Section 31, Building Act 1991

Application

A T Crictchfield	No.	040673
Cove Road	Issue date	9/08/04
R D 2	Application date	6/08/04
Kaiwaka		

Project

Description	3359 - OTHER OUTBUILDINGS EG SHED, WORKSHOP, SLEEPOUT
	Being Stage 1 of an intended 1 Stages
	Implement Shed
Intended Life	Indefinite, but not less than 50 years
Intended Use	Private
Estimated Value	$15000
Location	DE BOER LANE, MANGAWHAI
Legal Description	LOT 3 DP 319142 - INT IN ROW & VARIOUS **E** SMTS
Valuation No.	0122012711

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

- Information identifying relevant special features of the land concerned

Signed for and on behalf of the Council:

Name: _____ **Date:** 9-9-04

Valuation No.	0122012711: (GIS)
Location	DE BOER LANE, MANGAWHAI
Legal Description	LOT 3 DP 319142 - INT IN ROW & VARIOUS E SMTS
Owner	Talbot Lindsay Dalton : Talbot Ann Marjory & Ors
Owner Address	R D 2 Kaiwaka : Northland :
Area (hectares)	1.0890

Land	$ 85,000
Improvements	$4,000
Capital Value	$89,000
Annual Rates	$799.95
Current Instalment	$ 133.35
Outstanding Balance	$ 133.35
Arrears for Previous Years	
Next Instalment Date	1/10/04

Planning/Resource Management	
8/06/02	RESOURCE CONSENT 020081 : VARIATION TO RM010035 : Section 321 Notice (LGA) Issued 21/02/03 (Found on parent property: 0122012704)
/06/02	PLANNING NOTES 020081 Consent Notices for Lots 1 - 3, one dwelling per lot, vehicle access for Lots 2 & 3 from Lot 46 DP 200271 & not directly from Cove Rd, refer Hawleyt report re stable building sites, subsoil drainage works on lot 1 to be completed before any building construction, effluent disposal systems to be designed by a registered engineer. (Found on parent property: 0122012704)
/06/02	PLANNING NOTES RM020081 Consent Notices for Lots 1 - 3 that a discharge consent may be required from the NRC for the effluent disposal systems. Stormwater from roofed areas to water tanks & overflows to b piped to suitable outflows. (Found on parent property: 0122012704)
3/04/1	RESOURCE CONSENT 010035 : SUBDIVIDE LOT 2 DP 195912 INTO 3 URAL RESIDENTIAL ALLOTS. : Decision Notified 28/03/01 (Found on parent property: 0122012704)
5/03/1	PLANNING NOTES RM010035 Consent Notice for Lots 1 - 3 that maximum of one dwelling may be constructed, & draw attention to the Hawley Consulting report of 6/12/00& any habitable building to be erected wholly within the stable building site defined in the report. (Found on parent property: 0122012704)

28/03/01	] LANNING NOTES RM010035 'onsent Notices for Lots 1 - 3 that require the foundations of a uildi g; i a concrete slab fl d any it effluent disposal system be subject to sp design by a j engineer, and a discharge t y t qu for th t from the NRC. (F und on parent property: 01220127
28/03/01	PLANNING NOTES RM010035 COnsent Notices for Lots 1 - 3 that stormw from roofed areas b d to a water tank d the rflc rom it & h bl surfaces be piped to suitable outfalls. (F und on parent proj t 122012704)
28/03/01	PLANNING NOTES 035 Consent Notice for Lot 1 that outstanding s it i: rk d in the Hawley j t of 6/12/00 be specifically designed & supervised by a registered engineer, & st prio tc e istr f y buildi gs on the house i (F on p n oroper y: (012704)
1	] ANNING NOTES RM010035 C J for Lots 1 & 2 th t be b d 3 after t ll ti & thereafter at 5 year inter vals & that the inspection records be forwarded to the Council. There will be a Council charge for monitoring pli with this requirement. (F und on parent proj erty. 0122012704)
28/03/01	PLANNING NOTES RM010035 Consent Notices for L 2 & 3 th vehicle to the land is via Lot 46 DP 200271 and not directly from ove d (Found on pa ent propert /: 0122012704)
1/03/99	RESOURCE CONSENT 960174 : RURAL SUBDIVISION - b d DP 191428, 195912, 1959 and DP 200271. : INVOICED 3/08/99 (Found on parent property: **0122010600**)
	RESOURCE CONSENT 951849 : SAWMILL & TIMBER TREATMENT PLANT IN RURAL ZONE : Decision Notified **25/03/87** (F d parent property: 700)
	Building
30/03/04	BUILDING CONSENT **040242** : NEW DWELLING AND GARAGE : CONSENT ISSUED **30/03/04** (Found on parent property: **0122012704**)
6/10/01	BUILDING CONSENT **010636** : NEW FARM SHED : CONSENT ISSUED 6/10/01 (Found on parent property: **0122012700**)
31/05/00	BUILDING CONSENT **001341** : NEW MINOR DWELLING : CONSENT ISSUED **3** 1/05/00 (Found on parent property: **0122012700**)
20/04/00	BUILDING CONSENT **001212** : IMPLEMENT SHED : Code Compliance Certificate issued **26/04/01**: CODE COMPLIANCE CERT ISSUED **26/04/01** (Found on parent property: **0122012700**)
26/06/90	BUILDING PERMIT H **028250** WORKSHOP (Found on parent property: **0122012700**)
8/03/88	BUILDING PERMIT E **45457** STORE SHED (Found on parent property: **0122012700**)
16/09/67	BUILDING PERMIT A **003619** IMPLEMENT SHED (Found on parent property: **0122012700**)
	BUILDING CONSENT **040673** : Implement Shed : INVOICED **6/08/04**

Licences
No information located

Sewer & Drainage
No information located

Land and Building Classifications
No information located

Transport
TRANSPORT NOTES **A** proper vehicle crossing will be required if not already provided. (Found on parent property: 0122012700)

Special Land Features
No information located

Swimming Pools
No information located

Other	
17/05/99	LIM APPLICATION L990084 : LIM (Found on parent property: 0122012700)
** End of enquiry **	

Napier Computer Systems Limited.
Copyright © 1997,1998, all rights reserved.
Author: ***Grep M Lee***



KAIPARA DISTRICT

Part D – Key Personnel

(Complete Part **D As** far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)

Designer(s)

Name Dave Stewart.

Address Molesworth Drive.

Phone Number _____ Fax Number _____

Builder

Name Jarrad Ball.

Address Pakiri Block Rd.

Phone Number 4226588 Fax Number _____

Drainlayer

Name NA.

Address _____

Phone Number _____ Fax Number _____

Plumber

Name NA.

Address _____

Phone Number _____ Fax Number _____

Certifier

Name _____ Reg No _____

Address _____

Phone Number _____ Fax Number _____

Certifying _____

Release of Information

Council provides building consent information to a number of organisations. Included in this is the names of applicants and the location of the projects. Much of this information has to be supplied in terms of the Local Government Information Act, however we can withhold personal identification if you wish. Please indicate below if you object to release of identifying information.

I wish to object to the issue of identifying information on my project ☐

File

KAIPARA DISTRICT

Part E – Compliance Schedule Details

E1 : Systems Necessitating a Compliance Schedule

(Complete Part E l for all new buildings and alterations, except single residential dwellings)

ıe building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance id reporting procedures.

☐ Automatic Sprinkler systems or other systems of automatic fire protection

☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire

☐ Emergency warning systems for fire and other dangers

☐ Emergency lighting systems

☐ Escape route pressurisation systems. Riser

☐ Mains for fire service use

☐ Any automatic back-flow preventer connected to a potable water supply

☐ Lifts, escalators, or travelators or other similar systems

☐ Mechanical ventilation or air conditioning system serving all or a major part of the building

☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code

☐ Building maintenance units for providing access to the exterior and interior walls of buildings

☐ Such signs as are required by the building code in respect of the above-mentioned systems

☐ None of the above

E2 : Other Systems and Features to be included in the Compliance Schedule

(Complete Part E2 only if the building contains one or more of the systems listed in Part E l)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenancc and reporting procedures)

☐ Means of escape from fire

☐ Safety barriers

☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Sectio 25 of the Disabled Persons Community Welfare Act 1975.

☐ Hand-heid hoses for fire fighting

☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

Please return the completed form to:

Dargaville Office
Private Bag 1001
Dargaville

Ph 094397059
Fax 09 439 6756

Kaiwaka Office
State Highway 1
Kaiwaka

Ph 09431 2013
Fax 09431 2023

File

KAIPARA DISTRICT

Part B – Project Details

(Complete Part B only if you have not applied separately for a Project Information Memorandum)

The project involves the following matters (Tick each applicable box, if any, and attach relevant information in duplicate)

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (Site Plan with elevations, topography, drawn to scale)
- ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site
- ☐ Provisions to be made for vehicular access, including parking (to be shown on site plan)
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater (to be shown on site plan)
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity *to* wells or watermains
- ☐ New connections to public utilities ie water supply, stormwater system, wastewater system (Note: Council has no agreement with network utility operations to act as their agent)
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression or dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Details of any cultural heritage significance of the building site, including whether it is on a marae, or waahi tapu
- ☐ Copy or reference to, of any resource consent or planning approval for this project
- ☐ Details of volume. Proposed excavations : Include volumes for site preparation, basement and driveway

Part C – Building Details

(Complete Part C in all cases)

This application is accompanied by (Tick each applicable box, attach relevant documents in duplicate)

- ☐ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including -
- ☐ Building Certificates
- ☐ Producer Statements
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

COMPUTER FREEHOLD REGISTER
UNDER LAM) TRANSFER ACT 1952

Search copy

R.W. Muir
Registrar-General
of Land

Identifier	**75252**
Land Registration District	**North Auckland**
Date Issued	12 May 2003

***Prior* References**
NA124C/52

Estate	Fee Simple
Area	1.0890 hectare6 more or less
Legal Description	Lot 3 Deposited Plan 319142

Proprietors
Lindsay Dalton Talbot, Ann Marjory Talbot and Kznneth David Beil

Interests

D392992.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced *27.5.1999* at 2.28 pm and entered 17.6.1999 at 9.00 am

55612007.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.5.2003 at 9:00 am

Appurtenant hereto is a right of way, electricity and telecommunications supply created by Easement Instrument 5582007.4 - 12.5.2003 at 9:00 am

The easements created by Easement Instrument 5582007.4 are subject to Section 243 (a) Resource Management Act 1991

6054938.1 Mortgage to The National Bank of New Zealand Limited - 24.6.2004 at 9:00 am

+64094259883

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand and by the Auckland District Law Society.

DATE:

VENDOR: Lianmne Family Trust

PURCHASER: Alex Thomas CRITCHFIELD

PROPERTY
Address of property: Cove Rd, Mangawhai

Estate: FEE SIMPLE ~~LEASEHOLD~~ ~~CROSSLEASE~~ ~~UNIT TITLE~~ (If none is deleted fee simple)

Legal Description:
Area: 1.0690ha more or less Lot: 3 DP: 319142 CT: 75252

PURCHASE PRICE
Purchase Price: $ 160,000.00
One Hundred Sixty Thousand Dollars

~~Plus GST (if any) OR~~ Inclusive of GST (if any).
If neither is deleted the purchase price includes GST (if any).

GST date: (refer clause 12)

Deposit: (refer clause 2) $ 50,000.00 Payable To Barfoot and Thompson Trust account upon the agreement becoming unconditional

Balance of purchase price to be paid or satisfied as follows:
in one lump sum on or before 4th March 2005 together with interest accrued at 4% p.a. from the date that this agreement becomes unconditional, such date to be called "DATE OF SETTLEMENT" subject to special conditions herein.

The Auckland District Law Society & The Real Estate Institute of New Zealand Incorporated JULY 1999

POSSESSION (refer clause 3)
Possession date: Upon the satifaction of clause 16. Interest rate for late settlement: 14.00 % p.a.

CONDITIONS (refer clause 9)
Financial condition (if any):
Lender:
Amount required;
Pinanca date:

LIM required: ~~Yes~~/No
OIA Consent required: ~~Yes~~/No
Land Act/OIA dale:

TENANCIES (if any)
Name of tenant: Vacant tenancy.
Bond: Rent: Term: Right of renewal:

CHATTELS
The following chattels if now situated on the property are included in the sale,
(strike out or add as applicable):
~~XXXXX~~ ~~XXXXXXXXX~~ ~~XXXXXXXXXXXXXXXXXX~~ ~~BLINDS~~ ~~CURTAINS~~ ~~DRAPES~~
~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~ Bare land

Sale by (name of real estate agent):

Barfoot & Thompson Ltd.
RURAL
Member of the Real Estate Institute of New Zealand

CHARGES TO VENDOR EXCLUDING G.S.T.
Freehold: On the first $300,000 of the price 4.0%
On the balance of the price 5.0%
Leasehold: Freehold charges plus one cent

It is agreed that the vendor sells and the purchaser purchases the above described property, and the chattels included in the sale, on the terms set out above, and the General and Further Terms of Sale

SEVENTH EDITION (2) JULY 1999

BEFORE SIGNING THE AGREEMENT

- It is recommended both parties seek professional advice before signing. This is especially so if:
  - There are any doubts. This is a binding contract with only restricted rights of termination.
  - The property is sold as a going concern:
  - Property such as a hotel or a farm is being sold. The agreement is designed primarily for the sale of residential and commercial land.
  - The property is vacant land in the process of being subdivided or there is a new cross lease or unit title to be issued. In these cases additional clauses may need to be inserted.
  - There is any doubt as to the position of the boundaries.
- The purchaser should investigate the status of the property under the Council's District Plan. The property and those around it are affected by zoning and other planning provisions regulating their use and future development.
- The purchaser should investigate whether necessary permits and certificates have been obtained from the Council where building works have been carried out by an earlier owner. This investigation can be assisted by obtaining a LIM from the Council. The vendor's warranties under the agreement may not extend to such works.
- The purchaser should compare the title plans against the physical location of existing structures where the property is a cross lease or unit title. Structures or alterations to structures not shown on the plans may result in the title being defective.
- In the case of a unit title, the purchaser should inquire whether the body corporate holds funds for deferred maintenance of common property.
- The vendor should ensure the warranties and undertakings in clauses 6 and 7:
  - are able to be complied with; and if not
  - the applicable warranty is deleted from the agreement and any appropriate disclosure is made to the purchaser.
- Both parties should ensure the chattels list at the bottom of the front page is accurate.
- If the property is sold as a "going concern" the vendor should ensure the purchase price is stated on the front page as "PLUS GST (if any)".

THE ABOVE NOTES ARE NOT PART OF THIS AGREEMENT AND ARE NOT A COMPLETE LIST OF MATTERS WHICH ARE IMPORTANT IN CONSIDERING THE LEGAL CONSEQUENCES OF THIS AGREEMENT.

PROFESSIONAL ADVICE SHOULD BE SOUGHT REGARDING THE EFFECT AND CONSEQUENCES OF ANY AGREEMENT ENTERED INTO BETWEEN THE PARTIES.

THE PURCHASER IS ENTITLED TO A COPY OF ANY SIGNED OFFER AT THE TIME IT IS MADE.

Dated: .....

BETWEEN

Liannarne Family Trust

.....

Vendor

Ph. (Bus.)

(Pvt.)

AND

Alex Thomas CRITCHFIELD

Purchaser

Ph. (Bus.)

(Pvt.)

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

© *This form is copyright to the Real Estate Institute of New Zealand and the Auckland District Law Society*

Brett Norris
PO Box 34 442
Birkenhead
Auckland
Ph: 09 419 2289
Fax: 09 419 2390
BP6551

Vendor's solicitor (indicate individual acting)

Short & Co
Helen Smith
PO Box 333
Warkworth
Ph: 09 425 7884
Fax: 09 425 7052
AA 25509

Purchaser's solicitor (indicate individual acting)

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Deposit paid to .....

Amount: $ 50,000.00

Date paid .....

SALE BY:

Barfoot & Thompson Ltd.

RURAL

Member of the Real Estate Institute of New Zealand

Office: Warkworth

Address: 58-60 Queen Street Warkworth PO Box 310 Warkworth

Telephone: 09 425 8742

Fax: 09 425 9883

Manager: Graeme Price

Salesperson: Sean Martin

FURTHER TERMS OF SALE

14.0 The parties may execute a counterpart of this agreement by photocopying a facsimile of this agreement and executing the photocopy. The transmission by facsimile by either party of a signed counterpart copy of this agreement to the other party shall be deemed proof of signature of the original and the signed facsimile so transmitted shall be deemed an original for the purpose of this agreement

15. It is agreed that upon payment of the deposit of $50,000 (fifty thousand dollars) the purchaser will have the right to enter onto the property for the purpose of erecting a home or relocating a second hand home and carrying out any necessary work to complete the home to the standards and conditions required to obtain whatever permits may be required by the Kaipara District Council for use as a residential home including septic tanks and water tanks. All such work to be carried out entirely at the the purchaser's cost and liability including power telephone connections and alterations and at his own risk in all respects. The purchaser will be liable for the care and maintenance of the grounds and repairs and restoration of fences or other damage or liability incurred on the property in the course of any of these activities. The purchaser here by indemnifies the vendor against any claims or liability that may arise as a result of these activities.

16. This agreement is subject to the necessary approvals required being obtained and granted by the Kaipara District Council for the relocation of a second building by 5PM on 30th July 2004

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© Copyright
JULY 1999

WARNINGS *(These warnings do not form part of this agreement)*

1. This is a binding contract. Read the information set out on the back page before signing.
2. If the property is vacant land which is part of a Head Title, subdivided by cross lease, then it is essential that the Auckland District Law Society and Real Estate Institute of New Zealand clauses for Staged Development Work are included in this agreement.

Signature of vendor(s)

Signature of purchaser(s)

SHORT & CO
BARRISTERS SOLICITORS NOTARIES

RED BRICK HOUSE
17A NEVILLE STREET
WARKWORTH
NEW ZEALAND

PO BOX 333 WARKWORTH
TELEPHONE: (09) 425 7884
DX AA 25509
FAX: (09) 435 7032

PARTNERS
DAVID G R SHORT LLB Notary Public
JOHN MACDONALD LLB (HONS) LLM(LOND)
TIMOTHY J BURCHER LLB
JOHN A GRAY LLB M Com Law (HONS) PhD
GRAHAM O'BRIEN BA LLB Dip.Journ

8 July 2004

Mr. **A.T.** Critchfieid,
Bagnall Road,
R.D. 2,
KAIWAKA.

FAX NO. 431-4997

Dear Alex,

Re: Purchase Lot 3 Cove Road. Mangawhai

We have received **from** the agent a faxed copy of the main pages of the Agreement for Sale and Purchase and enclose a cop?; herewith. We note that the Agreement is conditional in Clause 16 on your obtaining approval from the Kaipara District Council for the relocation of a secondhand **building** onto **the** property, such approval to be obtained by the 30th July 2004. Please keep **us advised** in relation to satisfaction of that condition.

We have obtained a Title search for the property, a copy of which **is** enclosed. The Title **is** subject to the following :

1. Consent Notice No. D392992.2 - copy attached, This document notes a Council requirement on an earlier subdivision **that** purchasers were to be made aware of the likely need 'for geotechnical investigations of potential house sites and associates foundation designs. The **land** you are buying is **part** of Lot **2** on this subdivision.

2. Consent Notice No. 5582007.1 - copy attached. The requirements for Lot 3, the land you **are** buying, are on the second page of this document. Please check that these requirements will not cause problems with your proposed use of the land.

3. Easement Instrument 5582007.4 merely sets out right of way, electricity and telecommunications easements through the areas A **and** B as highlighted on the plan attached to the Title. These easements are quite straightforward.

Would you please telephone the writer to confirm that you *are* happy wit!! the Title.

Yours faithfully,
SHORT & CO.

HELEN M. SMITH
Legal Executive

Encl:

D392992.2
CONO.

IN THE MATTER of the Resource Management Act 1991 ("the Act")

AND

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 195912

AND

IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by THE KAIPARA DISTRICT COUNCIL ("the Council")

I, ALAN JOHN McKERCHAR Principal Administrative Officer for the Council HEREBY CERTIFY that the following condition to be complied with on a continuing basis was imposed by the Council as a condition of approval for the subdivision as effected by Land Transfer No. 195912 ("the Plan").

(i) The registered proprietor for the time being of the property being Lots 1, 2, 8 and 10 on the plan upon the deposit of the plan will notify any prospective purchasers of such property of the contents of the Engineering Geology Ltd report dated 12 May 1997 which records the likely need for geotechnical investigations of potential house sites and associated foundation designs.

DATED at Dargaville this 6th day of May 1999

SIGNED by the said ALAN JOHN McKERCHAR Principal Administrative Officer for THE KAIPARA DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to Sections 252(1)(a) and 715 of the Local Government Act 1974

JACK McKERCHAR
GENERAL MANAGER

Ref: RM980174

SHORT & CO

CONO 5582007.1 Consen
Cpy - 01/01, Pgs - 002, 19/05/03, 10:41

IN THE MATTER of the Resource Management Act 1991 ("the Act")

AND

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 319142

AND

IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by THE KAIPARA DISTRICT COUNCIL ("the Council")

I, ALAN JOHN McKERCHAR Chief Executive Officer for the Council HEREBY CERTIFY that the following condition to be complied with on a continuing basis was imposed by the Council as a condition of approval for the subdivision as effected by Land Transfer Plan No. 319142 ("the plan")

1. *The registered proprietor for the time being of Lot 1 on the plan will notify any prospective purchaser of such allotment that*

- *a maximum of one dwelling may be constructed on the lot; and*
- *Draw attention to the existence of the John Hawley Consulting Geotechnical Report dated 1 May 2002; and*
- *Require that any habitable dwelling on the property be constructed wholly within the stable building site defined in the above report, or any other location deemed satisfactory by a suitably qualified Registered Engineer; and*
- *Require that the outstanding subsoil drainage works recommended in the John Hawley Consulting report (being the lower of the two groundwater cut off drains and the two fans of bored underdrains) be specifically designed and supervised by a suitably qualified Registered Engineer. They shall be constructed prior to the construction of any buildings on the house sites; and*
- *Require that any on-site effluent disposal system be the subject of specific design by a suitably qualified Registered Engineer and advising that a discharge consent may be required for the system from the Northland Regional Council; and*
- *Require that stormwater from roofed areas be led to a water tank and the overflow from it and other impermeable surfaces be piped to suitable outfalls.*

2. The registered proprietor for the time being of Lot 2 on the plan will notify any prospective purchaser of such allotment that

- *a maximum of one dwelling may be constructed on the lot; and*

Mangawhai Draughting and Design

Dave Stewart

210 Molesworth Drive t Mangawhai t 0583 Phone 09 4314 804 t Fax 09 4314 802 t Email dave.draft@xtra.co.nz

FARM IMPLEMENT SHED for

ALEX RITCHFIELD

DESIGN CRITERIA NZS 3603, NZS 4203
NZTIF Timber Design Guide

ROOF BEAM

LL = $0.25 \times \frac{7.2}{2} = 0.9$ kN/m

DL = $0.6 \times \frac{7.2}{2} = 1.44$ kN/m

2.34 kN/m

Span = 3.6m

BM = $\frac{2.34 \times 3.6^2}{8}$

$\therefore M^* = 3.8$ kNm

Try 300 × 50

$\phi M_n = \phi k_1 k_4 k_5 f_b Z$

$= 0.8 \cdot 0.8 \times 1 \times 1 \times 17.7 \times 0.588$

$= 6.7$ kNm $> M^*$ $\therefore$ OK

defln = $5/384 \times 2.34 \times 10^3 \times 3.6^4 / 8 \times 823$

= 6mm

= $L/600 < L/500$ $\therefore$ OK

USE 300 × 50 Roof Beams

Reactions = $2.34 \times 3.6 = 8.4$ kN

USE 2/M12 bolts + 50 × 50 × 3mm washers

Mangawhai Draughting and Design
Dave Stewart
210 Molesworth Drive t Mangawhai t 0583 Phone 09 4314 804 t Fax 09 4314 802 t Email dave.draft@xtra.co.nz

WALL BEARERS

DL = 0.6 kN/m
LL = 0

Span = 3.6 m

BM, $M^* = \frac{0.6 \times 3.6^2}{8}$

$\therefore M^* = 0.97$ kN m

Try 200 × 50

$\phi M_n = 0.8 = 0.8 \times 1 \times 1 \times 17.7 \cdot 0.263$
$= 2.75$ kN m $> M^*$ $\therefore$ ok

$defl_n = \frac{5}{384} \times \frac{0.6 \times 10^3 \times 3.6^4}{8 \times 219}$
$= 7.5$ mm
$= L/480 < L/400$ $\therefore$ ok

USE 200 × 50 Radiata

reactions $\frac{0.6 \times 3.6}{2} = 2.16$ kN

USE 2/M12 bolts with 50 × 50 × 3 mm washers

D. P. Stewart

4/8/04

BUILDING FOR: Farm Implement Shed Lot No:
D.P. No:
Mangawhai

1. FOUNDATION BRACING:

BUILDING DETAILS:

Location of storey: **oundation** single or lower of
Building height to apex:
Roof height above eaves: 0.9
Stud height: 3.0
Average roof pitch: 15
Building width (BW): 7.20
Building length (BL): 10.80

Building Area **(GPA) =** 78 m2
Room in roof space: yes **no**

WIND BRACING DESIGN:

Wind Region	Lee Zone	Ground Roughness	Site Exposure	Topographic Class (T1,T2,T3,T4,T5)	Smoothed Gradient	Smoothed Gradient Class
R1	Yes	Urban	Sheltered			Gentle
R2	**No**	**Rural**	**Exposed**	**T1**	**1 : 10**	Moderate
		Open				Steep

Wind Zone (L,M,VH,SED)
Wind Zone (L,M,VH,SED)
H

Bracing Units Required For Wind: From Table 5.5
W across = **73** bracing units per metre
W along = **86** bracing units per metre

Total Bracing Units Required for Wind:
W across = (W across x BL) = **788** BUs
W along = (W along x BW) = **619** BUs

EARTHQUAKE DESIGN:

A	B	C

Subfloor Cladding	Single Storey Cladding	Roof Cladding	Roof Pitch (degrees)
Light	Light	Light	0 - 25
Medium	Medium	Medium	26 - 45
Heavy	Heavy	Heavy	46-60

Bracing Units Required For Earthquake:

From Table **5.8:**
Bracing for Subfloor Structure = 4.7 BUs ▮m2

Total Bracing Units Required for Earthquake: **365** BU's

FOUNDATION BRACING PROVIDED:

Bracing Units Provided Along Building :

Wall or Bracing Line		Bracing Elements Provided			Wi		Earthquake	
ine Label	Minimum Bracing Units Required	racing lement umber	Bracing Element ype	Number or Lenght of Element	Rating of Element (BU's)	Bracing Units Provided	Rating of Element (BU's)	Bracing Units Provided
A	108		Anchor Pile	1	160	160	120	120
			Anchor Pile	1	160	160	120	120
			Anchor Pile	1	160	160	120	120
			Anchor Pile	1	160	160	120	120
B	108		Anchor Pile	1	160	160	120	120
C	108	C1	Anchor Pile	1	160	160	120	120
		c 2	Anchor Pile	1	160	160	120	120
		c3	Anchor Pile	1	160	160	120	120
		c4	Anchor Pile	1	160	160	120	120
		otals Achieved:				**1440**		**1080**
		Totals Required :				**619**		**365**

Bracing Units Provided Across Building:

Wall or Bracing Line		Bracing Elements P		ided	Wind		Earthquake	
ine Label	Minimum Bracing Units Required	Bracing Element Number	(Bracing Element Type	umber or enght of ement	Rating of Element (BU's)	Bracing Units Provided	Rating of Element (BU's)	Bracing Units Provided
M	72	M I	Anchor Pile	1	160	160	120	120
		M2	Anchor Pile	1	160	160	120	120
N	70	NI	Anchor Pile	1	160	160	120	120
		N2	Anchor Pile	1	160	160	120	120
O	70	0 1	Anchor Pile	1	160	160	120	120
		0 2	Anchor Pile	1	160	160	120	120
P	72	P1	Anchor Pile	1	160	160	120	120
		P2	Anchor Pile	1	160	160	120	120
		P3	Anchor Pile	1	160	160	120	120
						1440		**1080**
						786		**365**

3. WALL BRACING:

BUILDING DETAILS:

Location of storey:	foundation	single or upper of two	lower of two
Building height to apex:	3.9		
Roof height above eaves:	0.9		
Stud height:	3.0		
Average roof pitch:	15.0		
Building width (BW):	7.2		
Building length (BL):	10.8		

Building Area (GPA) = 78 m2

Room in roof space: yes **no**

WIND BRACING DESIGN:

Wind Region	Lee Zone	Ground oughnes	Site Exposure	Topographic Class (T1,T2,T3,T4,T5)	Smoothed Gradient	Smoothed Gradient Class
R1	Yes	Urban	Sheltered			**Gentle**
R2	**No**	**Rural**	**Exposed**	**T1**	**1 : 10**	Moderate
		Open				Steep

Wind Zone (L,M,VH,SED)
H

Bracing Units Required For Wind:

From Table 5.6

W across = 44 bracing units per metre

W along = 58 bracing units per metre

Total Bracing Units Required for Wind:

W across = (W across x BL) = **475** BUS

W along = (W along x BW) = **418** BUS

EARTHQUAKE DESIGN:

Earthquake Zone:		
A	B	C

Subfloor Cladding	Single Storey Cladding	Roof Cladding	Roof Pitch (degrees)
Light	**Light**	**Light**	**0 - 25**
Medium	Medium	Medium	26 - 45
Heavy	Heavy	Heavy	46 - 60

Bracina Units Required For Earthquake:

From Table 5.8:

Bracing for Single Storey Walls = **3.3** BUs / m2

Total **Bracing Units** Required for Earthquake: **257** **BU's**

WALL BRACING PROVIDED:

Bracing Units Provided Along Building

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
Line Label	Minimum Bracing Units Required	Bracing Element Number	Bracing Element Type	Number or Lenght of Element	Rating of Element (BU's)	Bracing Units Provided	Rating of Element (BU's)	Bracing Units Pmvided
A	10a	A1	SP1 Ply	1.2	100	120	100	120
		A2	SP1 Ply	1.2	100	120	100	120
B	10a	B1	SP1 Ply	1.2	100	120	100	120
		B2	SP1 Ply	1.2	100	120	100	120
						480		**480**
						418		**257**

Bracing Units Provided Across Building

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
	Bracing Units Required	Element Number	Element ype	Lenght of Element	Element (BUS)	Units- Provided	Element (BU's)	Units Provided
M	72	M1	Dragon Ties					
N	72	N1	SP1 Ply	2.4	100	240	100	240
			SP1 Ply	2.4	100	240	100	240
		Totals Achieved:				480		**480**
		Totals Required :				475		**257**

Hence plywood bracing may be used as both construction and permanent bracing.

Humidity and condensation: In uses where the moisture content of wood may exceed 18% for prolonged periods, plywood must be H3 treated to resist decay or insect hazard.

Sub-floor sheet bracing: H3 treated plywood can be used unpainted in sub-floor sheet bracing where dampness does not allow the use of unlreated plywood or other sheet materials (clause 4.7.8.1 of NZS 3604). Where plywood sub-floor sheet bracing is exposed to both rain and sun. it should be coated as for a cladding to achieve the 50 year durability.

Cladding as bracing: H3 treated plywood can be used as cladding. and bracing. ***TO*** achieve 50 year structural durability, it should be at least five ply plywood and must be coated with a maintained three coat acrylic paint system, preferably in a light colour.

Soil: Plywood (untrealed or H3 treated) must not be allowed to come in contact with soil.

For: Further information, refer to the Carter Holt Harvey Wood Products "Durabiiily Statement".

Table 1

Ratings for 2.4m high Plybrace wall bracing elements

These ratings apply to walls detailed in accordance with NZS 3604 and this leaflet. The hold-down value determines which details should be used. The 6kN hold-down is a dropped panel detail with no Steel straps or a single strap at each end of the wall. The 12kN hold-down (Type D) is two straps at each end of the wall

Wall Type	Minimum Wall Length (m)	Minimum Plywood Thickness (mm)	Nail Spacing (mm)	Hold-down (kN)	Stud Spacing (mm)	Bracing Units/m (20 bracing units = 1k Wind	Earthqua
Ratings for plywood component only							
SP4	0.45	7	75	6	450	***70***	85
SP2	0.6	7	150	6	600	85	85
SP1	0.9	7	150	6	450 or 600	100	100
SPST1	1.2	7	150		*600*	90	80
SP6	0.9	12	150	6	450 or ***600***	115	110
SP8D	0.9	7	150	12	450	125	135
SP5D	1.2	7	75	12	600	130	135
SP10	1.8	7	75	6	450	135	135
Ratings for additional sheathing (Gib Board)							
SP2G	0.6	7	150	6	***600***	95	95
SP1G	0.9	7	150	6	450 or 600	100	100
SP11G	1.8	7	150	6	450 or 600	140	120
BR7**	0.9	7	150	6	450 or 600	145	145
SP6G	0 9	12	150	6	450 or 600	120	110
SP6GD	0.9	12	150	12	450 or 600	145	135

* Use these spacings at all Sheet edges. Wilhin the sheet. spacings may be double that specified.

** Braceline

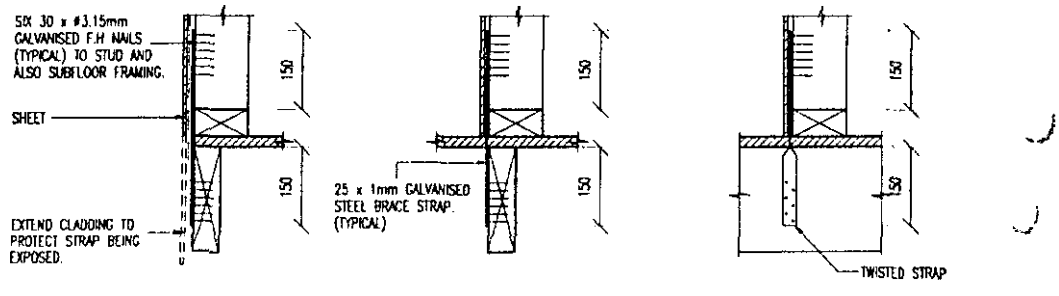
For 7mrn plywood use 30mm x 2.5mm galvanised flathead nails.

For 12mm plywood use 50mm x 2.8mm or larger galvanised lialhead nails.

For steel framing use SPST1 for plywood on light steel frames. Use button head self drilling, sell tapping screws for Plybrace and standard plywood and counter sunk Stainless steel self drilling. self tapping screws for cladding applications. Refer Carter Holt Harvey Wood Products Technical Note "Plywood on steel frame" for more delail.

Figure 1

6kN strap fixings to each end stud of plywood sheet braces for timber ground floor and upper storey

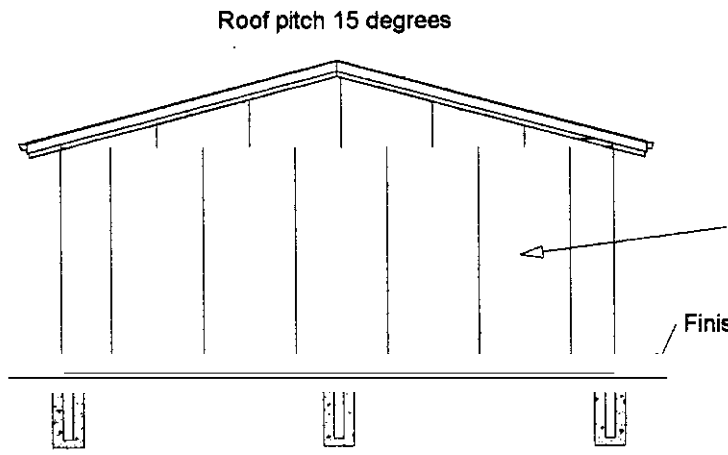


(a) Exterior or edge detail

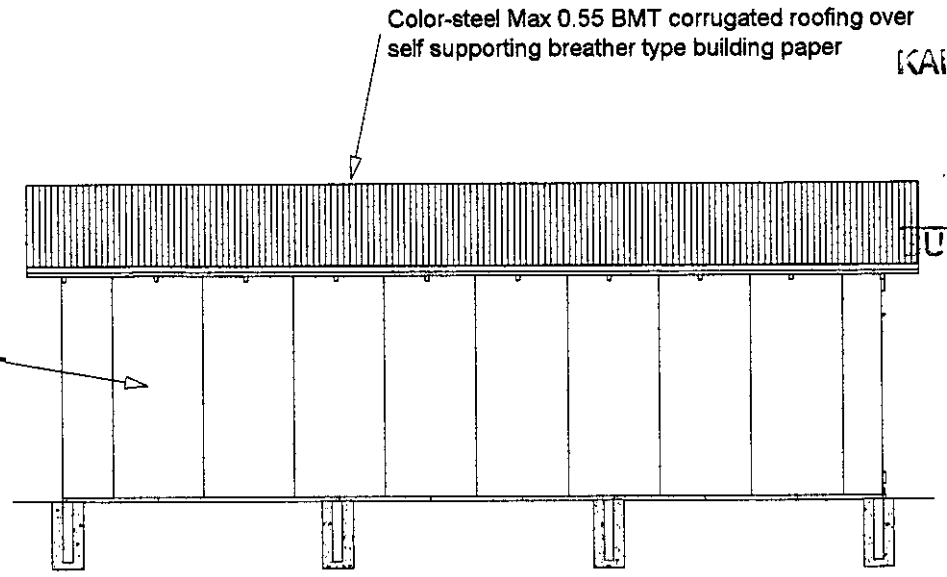
(b) Internal detail over continuous floor - wall parallel to joists

(c) Internal detail over continuous floor - wall across joists

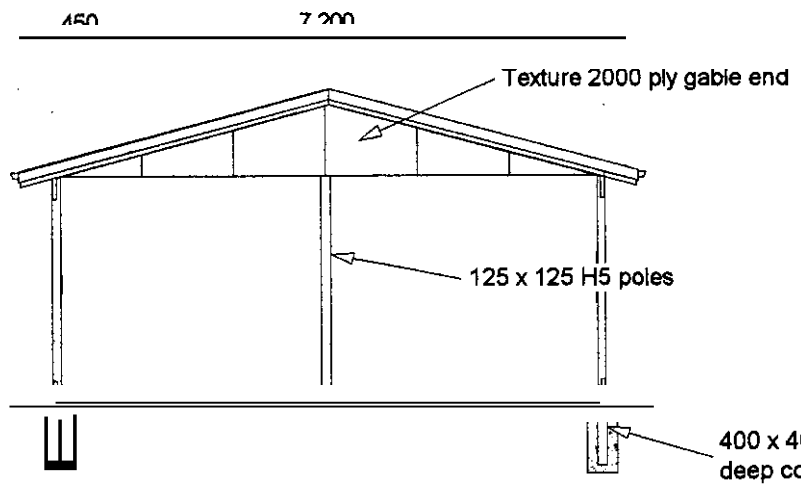
KAIPARA DISTRICT COUNCIL
BC 040678
BUILDING INSPECTOR



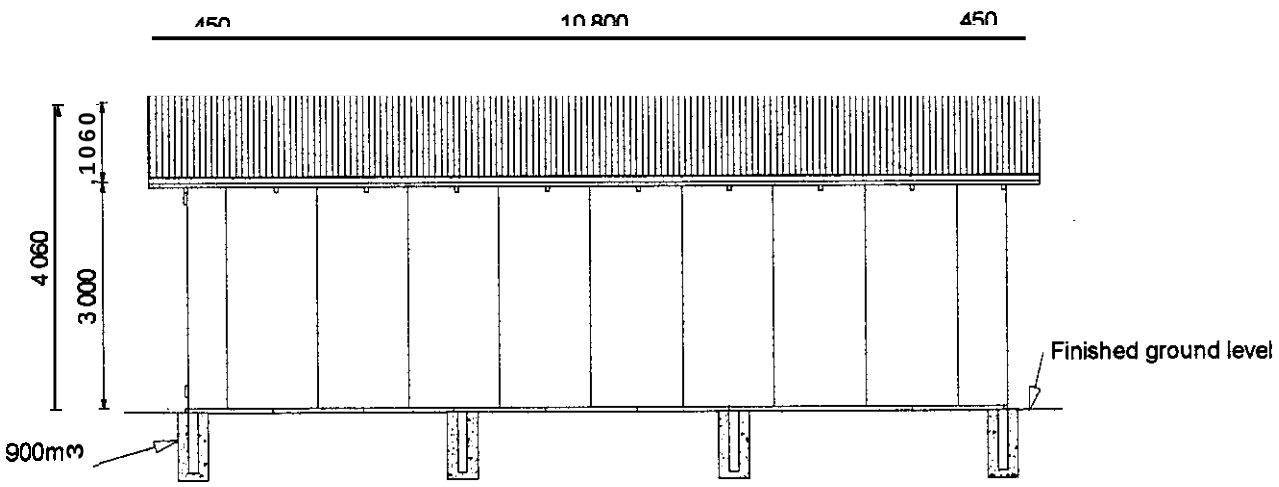
Elevation C



Elevation D



Elevation B



Elevation A

All components used in this structure shall be installed, fixed and flashed in accordance with the manufacturers specifications and the New Zealand Building Code.

Mangawhai Draughting and Design

Dave Stewart

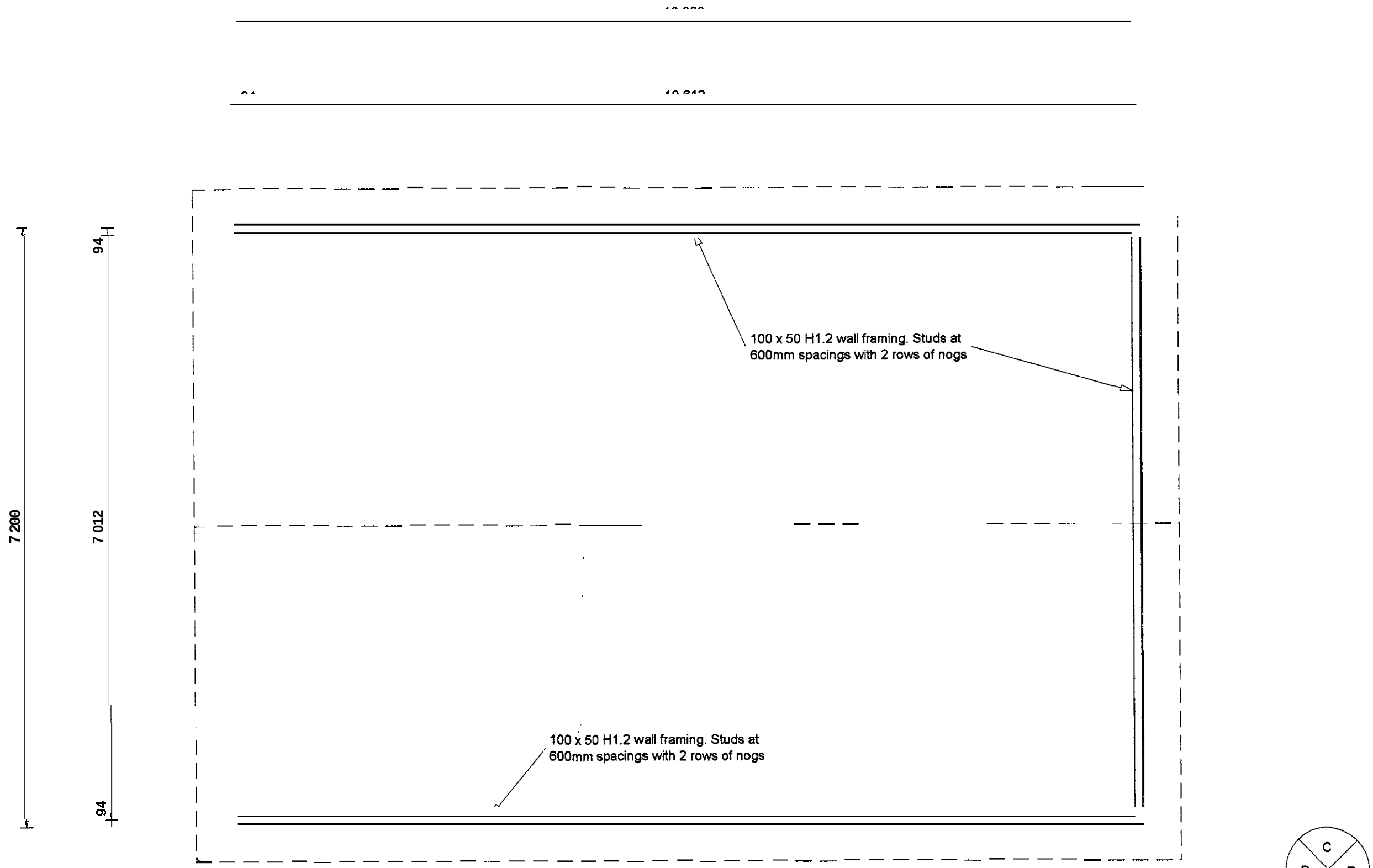
Phone 09 431 4804 Fax 09 431 4802 email dave.draft@xtra.co.nz

New Implement Shed

Elevations

Drawn: Dave Stewart
Date: August 2004
Scale: 1 : 100

Sheet No: one
of: six
Drawing No: 03 513



C
B D
A

All components used in this structure shall be installed, fixed and flashed in accordance with the manufacturers specifications and the New Zealand Building Code.

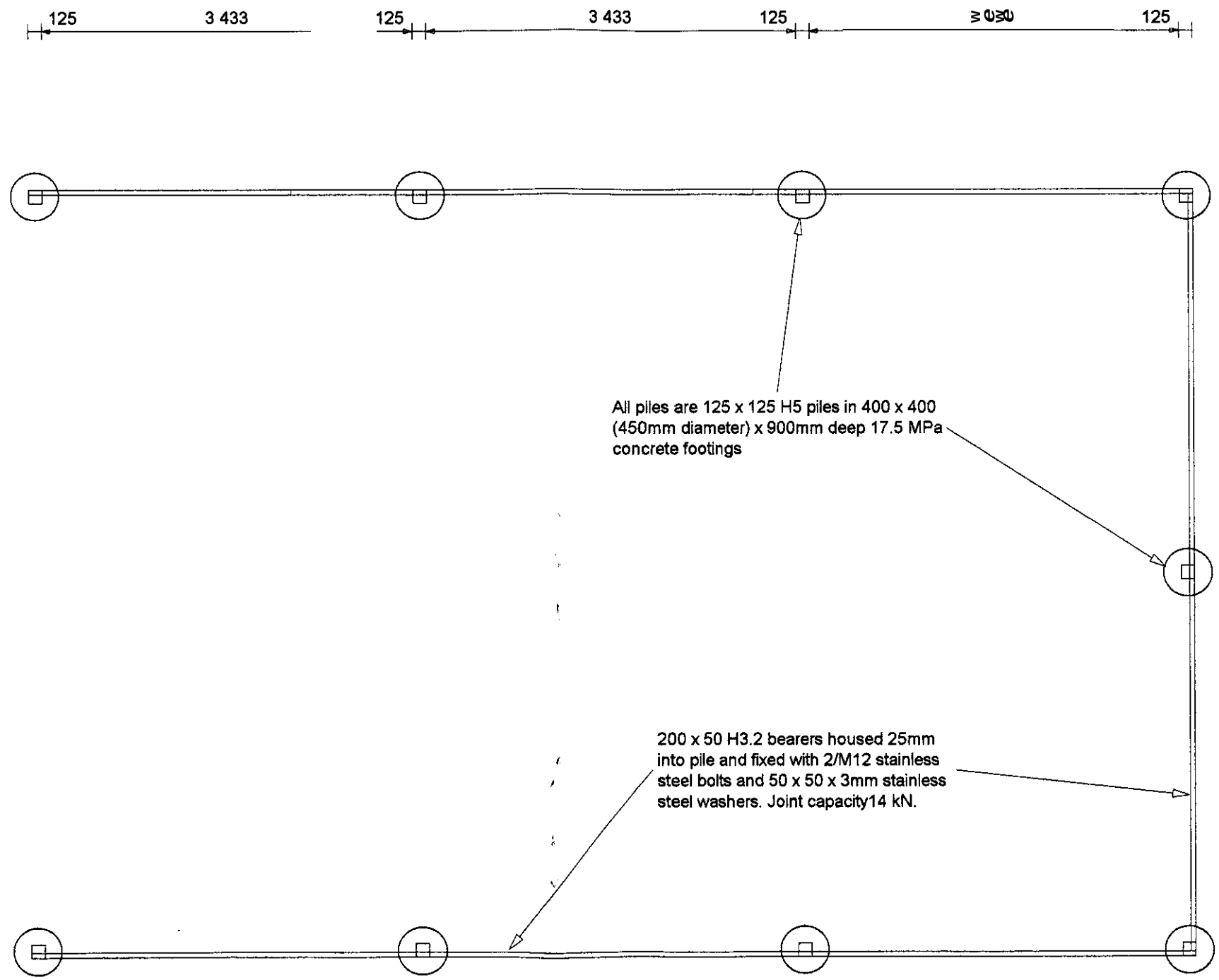
Mangawhai Draughting and Design

Dave Stewart

Plan

Drawn: Dave Stewart
Date: August 2004
Scale: 1 : 50

Sheet No: two
of: six
Drawing No: A3 / 513



All components used in this structure shall be installed, fixed and flashed in accordance with the manufacturers specifications and the New Zealand Building Code.

Mangawhai Draughting and Design

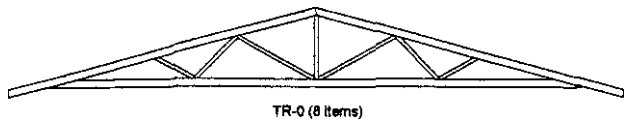
Dave Stewart

Phone 09 431 4804 Fax 09 431 4802 email dave.draft@xtra.co.nz

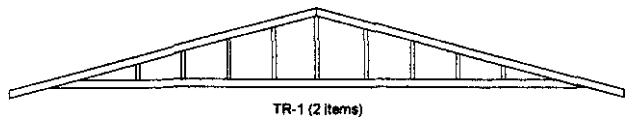
Foundation Plan

Drawn: Dave Stewart
Date: August 2004
Scale: 1 : 50

Sheet No: three
of: six
Drawing No: A3 / 513



TR-0 (8 items)



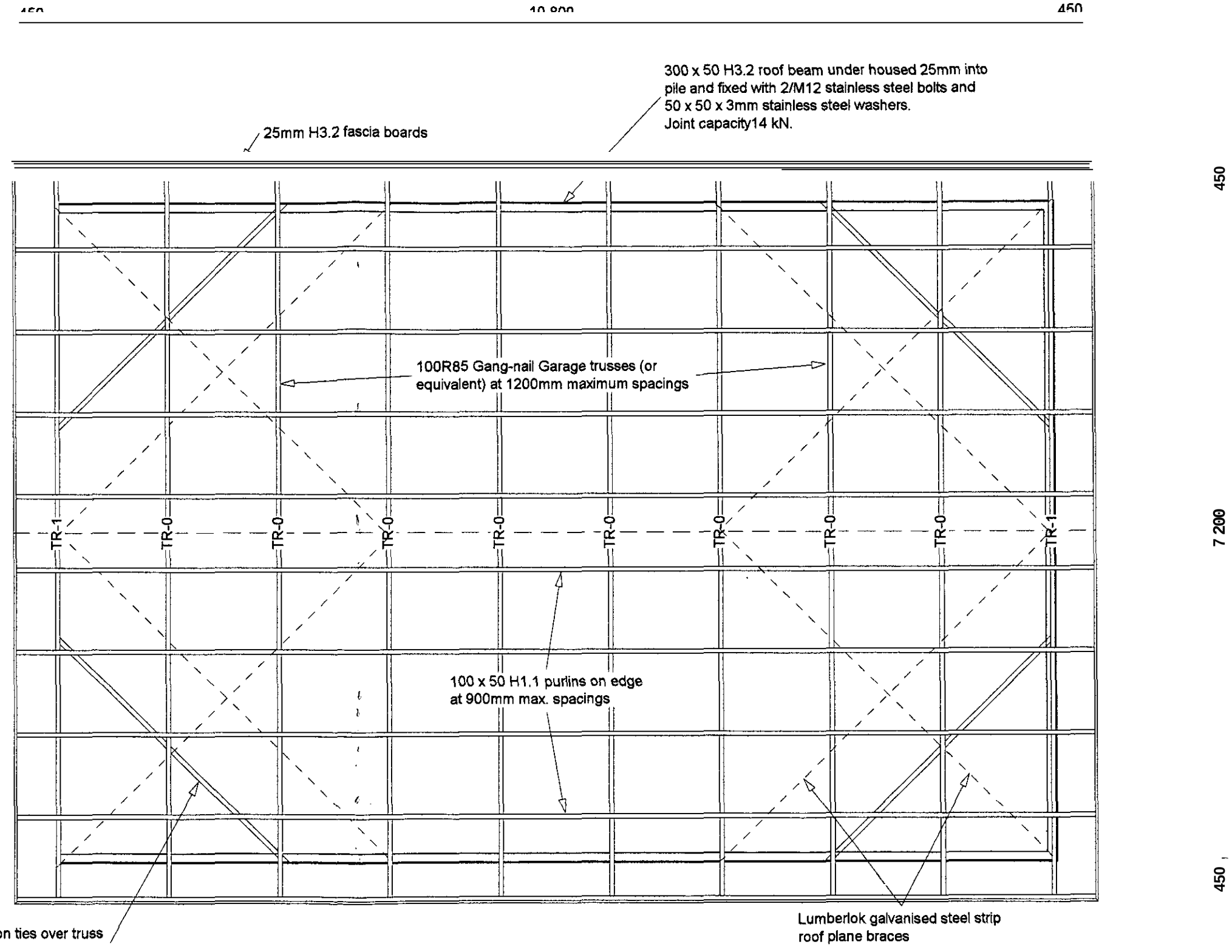
TR-1 (2 items)

Fix purlins to rafters with 2/100 x 3.75mm skewed nails and 1 wire dog or a 2.7kN capacity alternative fixing

Fix trusses to plate with 2/100 x 3.75mm skewed nails and 2 wire dogs or a 4.7kN capacity altenative fixing

Fix dragon ties with 3/100 x 3.75mm nails to blocking on top plate. Blocking shall be 50mm thick pieces fixed progressively with 4/100 x 3.75mm nails.

All components used in this structure shall be installed, fixed and flashed in accordance with the manufacturers specifications and the New Zealand Building Code.



Mangawhai Draughting and Design

Dave Stewart

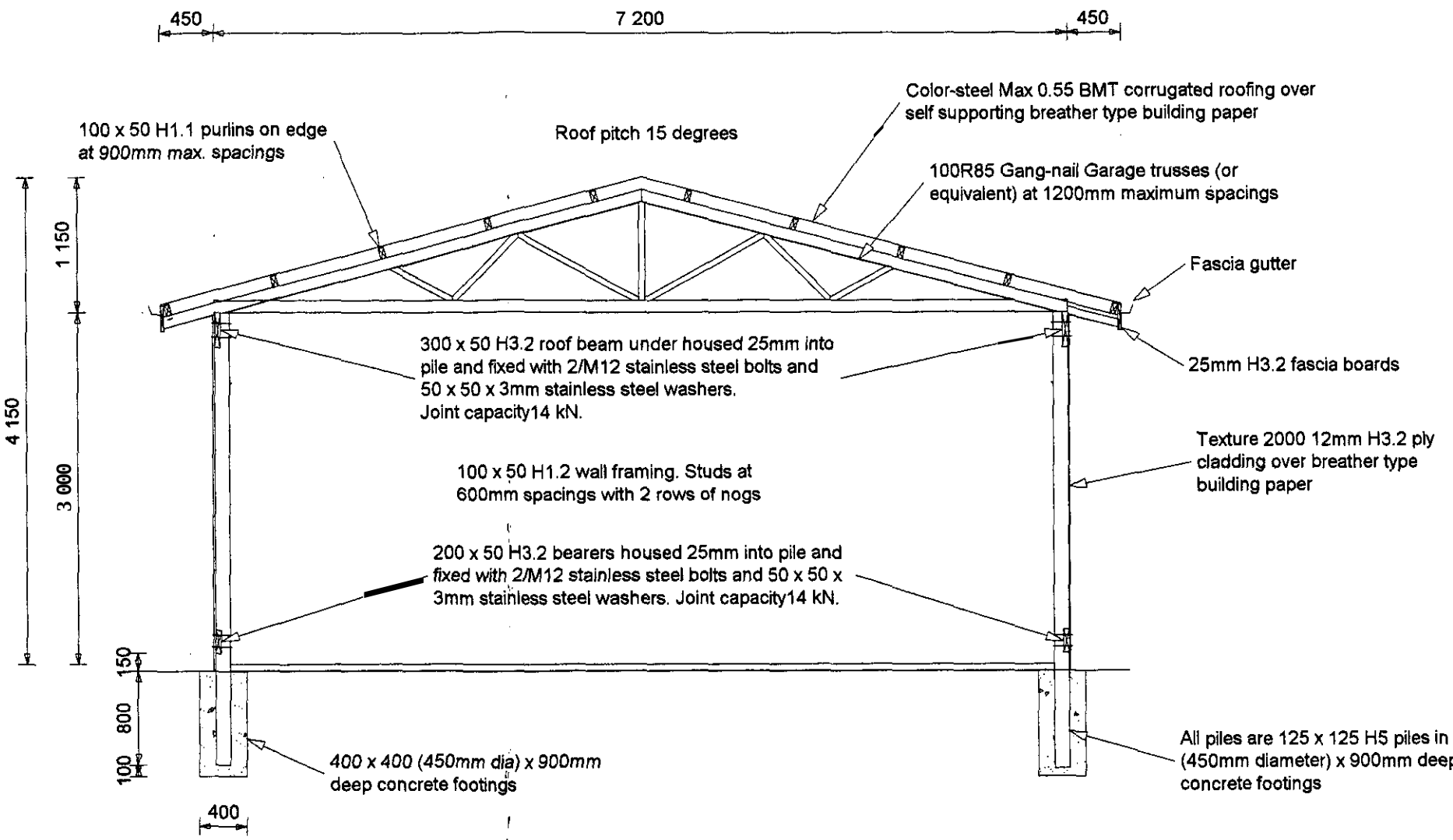
Phone 09 431 4804 Fax 09 431 4802 email dave.draft@xtra.co.nz

New Implement Shed

Roof Plan

Drawn: Dave Stewart
Date: August 2004
Scale: 1 : 50

Sheet No: four
of: six
Drawing No: A3 / 513



All components used in this structure shall be installed, fixed and flashed in accordance with the manufacturers specifications and the New Zealand Building Code.

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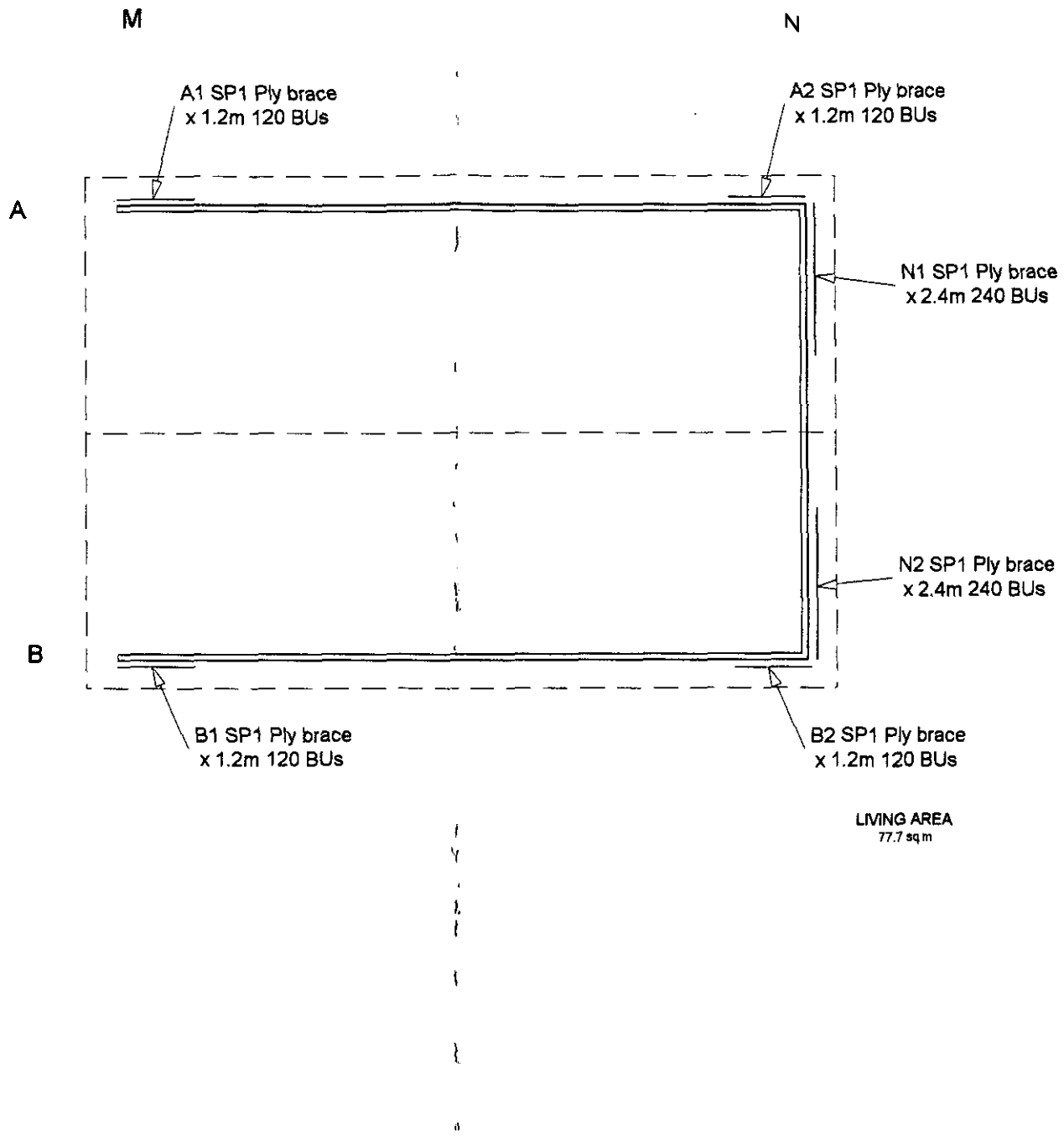
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New Implement Shed

Typical Cross Section

Drawn: Dave Stewart
Date: August 2004
Scale: 1 : 50

Sheet No: five
of: six
Drawing No: A3 / 513



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New Implement Shed

Wall Bracing Plan

Drawn: Dave Stewart
Date: August 2004
Scale: 1 : 100

Sheet No: six
of: six
Drawing No: A3 / 513

JOHN HAWLEY CONSULTING

John Hawley, MIPENZ, MA, PhD, BE, Reg Eng.

Geotechnical Reports – On-site Wastewater Systems – Producer Statements

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1 May 2002 Job No: **112a**

GEOTECHNICAL REPORT re PROPOSED SUBDIVISION

of

LOT 2 DP 195 912 at COVE ROAD, MANGAWHAI

for

LIANNAME FAMILY TRUST

Introduction

This Report is a revision of a Geotechnical Report on this property prepared for Kerry Donougher and Stuart Saville dated 6 December 2000. Revision has become appropriate as a result of new information becoming available from excavations for drains and building platforms undertaken by the new owners, Lianname Family Trust.

Revision of our earlier report has led to –

1. Removal of the recommendation for specific design of concrete slab foundations for the house sites on Lots 1 and 2, and
2. Removal of the requirement for the *two* fans of bored-in underdrains nearest to the Lot 2 building site, and
3. Extension (uphill) of the counterfort drain on Lot 2 so that it begins above/behind the house site, and
4. Deletion of the counterfort drain below the Lot 2 house site, and
5. Removal of the recommendation that the two fans of underdrains below the Lot 1 house site be subject to maintenance contracts.

The last of these changes comes as a result of observing that similar drains in similar soils on the neighbouring property show no accumulations of sediment or build-up of cemented material such as calcite.

Property Description

The property is rolling pastoral hill country.

Lot 1 has a north-easterly aspect while Lots 2 and 3 face northwest. All three Lots enjoy views across the valley below.

A gully with an ephemeral stream cuts across the property and three branches of this extend from Lot 1 up towards Lot 2, see plan.

Investigations

On 24 November 2000 two 50mm O hand auger boreholes, BH"X" and BH"Y" were put down at the centres of the proposed sites on Lots 1 and 2 respectively, and on 6 December a similar borehole BH"Z" was put down on proposed Lot 3.

The log of a 50mm O borehole put down by John Hawley Consulting on the neighbouring property close to Lot 1 (for Lianname Family Trust) was also noted.

The logs of five boreholes put down by Colin Ashby Consulting in August 2000 were studied.

The soils and ground conditions revealed in a trench drain dug from the southern corner of Lot 2 to divert runoff from Cove Road to the stream were observed.

See plan for positions of boreholes, and attached borelogs.

Geotechnical Hazards and Drainage Measures

Slope instability is the only geotechnical hazard calling for detailed consideration. Flooding, Volcanism, Seismic Shaking and Fault Line Displacement are not of significance on this property. Bearing Capacity, High Compressibility, Delayed Compression (consolidation) High Shrink/Swell and Clay Dispersion are not of significance in these soils.

Slope Instability

Slopes below buildings seldom fail without major provocation. This is because the building itself acts as an umbrella causing the ground beneath it and immediately downslope of it to dry out, thereby reducing the effects of heavy rainstorms and prolonged wet weather.

Slopes above building sites do not have this protection, and furthermore the effects of slope failure can be much more serious.

The hummocky nature of the ground on Lot 1 suggests that the slopes have been unstable in the past, probably at the time of initial clearance of the indigenous forest or soon after. (Detailed studies of pastoral hillslopes in the Wairarapa, supported by photographic evidence spanning many decades have shown that, in many places, major rashes of landslips occurred in the decade following deforestation. It is likely that similar patterns of slope instability occurred in this area, particularly as the lithology is not dissimilar.)

A somewhat bowed fenceline above the Lot 1 site indicates that slow creep has been occurring in recent decades: it may be continuing at present though the lowering of groundwater levels and pressures as a result of development on the adjacent property will tend to slow down (and probably eliminate) this. This very slow movement may be confined to the topsoil and subsoil, and evidence of this type of creep can be seen near the eastern boundary of Lot 2 where the alignment of an old fence is visible as an accumulation of soil. This is a commonly observed phenomenon on hillslopes with soils which are easily pugged by heavy stock.

However, it is possible that the creep in the fenceline is occurring in the softer **soil** found at depths of 1.5m to 2m in BH"X" on Site 1 and BH4 on the adjacent property nearby. The creep may be arrested by draining the **soils.**

The drains would have two effects –

(a) an immediate increase in the effective stress carried by the soil particles. This would immediately increase the frictional component of the soil strength, and

(b) a gradual increase in the density of the soil as it consolidates under the increased effective stress. This increase in density will be accompanied by increases in both the cohesive and the frictional strength components of the soil.

It is not possible to predict quantitatively how much drainage measures increase the strength of soils. However, eight measures/changes are prescribed each of which can be expected to have a significant beneficial effect. These measures are –

1 to 3 Counterfort drains behind and below Sites 1 & 2

4 & 5 Bored-in underdrains on Lot 1

6 Leading runoff from Cove Road in an open drain down to the stream rather than allowing it to ***soak*** into the **high** ground above the Lot 2 site

7 & 8 The umbrella effect of houses on Lots 1 and 2.

In total these eight measures will transform the situation from one which is not conspicuously unstable at present to one which is very unlikely to develop slope instability.

Lot 3

No stabilisation measures are required on Lot 3. A rectangular (square) stable site is shown on the plan with sides of 25m ie an area of $625m^2$.

The stabilisation measures required on Lots 1 and 2 are –

The hummocks on Lot 1 are probably the result of movement at the time of initial forest clearance. Some might well be levellings and disturbances caused by the logging operations themselves.

The soil strengths recorded in boreholes BH "X" and BH4 are high. However, at both locations a wetter, softer, more clayey weaker material was found at depths of 1.5m and 2m respectively.

In the absence of drainage measures ground water levels in boreholes BH "X" and BH4 can be expected to rise to less than 1m below ground and possibly as high as 500mm below ground in wet seasons. Two groundwater cutoff drains, one 1.5m deep near the South boundary above Site 1 and the other 1.0m deep at the base of the excavation made to create the building platform would lower ground water levels (reduce groundwater pressures) arrest the creep and make slope instability very unlikely.

A 65mm O perforated draincoil should be placed at the base of each of the trenches which should then be filled with drainage metal up to 300mm below the ground surface. A 10mm thick layer of hay (or a geotextile) should be placed on this drainage metal to prevent soil moving down into it. The remaining 290mm should then be backfilled with subsoil and topsoil to prevent surface runoff entering the drains.

The stable site shown on the plan has an area of 600m^2.

The slope below and alongside the building site should have two fans of bored-in underdrains installed in it. The positions of these are shown on the plan. The lengths of the individual arms of these drains are shown approximately on the plan. These lengths may be altered by a registered engineer in the light of materials and groundwater conditions encountered during installation. Although the house itself will (by its umbrella effect) protect the lower slope, the underdrains are included to provide some redundancy ("overkill") in the drainage system.

Each underdrain should be lined with perforated PVC pipe as is normal practice.

After an initial flush the flows from these underdrains is likely to be small. If it is significant it should be taken in closed conduit to a safe outfall near stream level.

Lot 2 cannot be described as hummocky though it is conceivable that the lower flatter portion moved down and left the steeper portion as a scarp several decades ago. Soil strengths recorded in BH "Y" show firm soil below 0.3m but a 110kPa (moderate strength) clay at 2.1m immediately above the harder "bedrock" material. Softer material above a hard bedrock at a depth of approximately 2m is the pattern in all three boreholes, - BH "X", BH4 and BH "Y".

At the time of our earlier investigation considerable quantities of water werebeing discharged from the drainage system on Cove Road. An open drain (ditch) has been dug recently to lead this water to the ephemeral stream rather than allow it to soak into the ground at the southemmost corner of the property. This will now be having a major beneficial effect on the stability of the whole slope above the Lot 2 building site.

A wet seepage patch exists at the position labelled "W" on the plan. Although the open drain described above may well lead to this area drying up, it should be connected by a counterfort drain 1.5m deep to the head of the tributary gully below. This will arrest the natural headward migration of the gully as well as drying out the whole surrounding area.

This counterfort drain should be extended at a reduced depth of 1.0m along the upper side of the house site to form a groundwater cutoff drain similar to those installed behind/above the site on Lot 1, see above. Construction should be similar to that employed on the Lot 1 site, with a draincoil in the base of the trench and drainage metal, hay and topsoil above.

The stable site shown on Lot 2 also has an area of $600m^2$, see plan

Foundations

With the drainage measures described above installed, all three sites will be suitable for foundations constructed in accordance with NZS 3604.

Soil Strengths for Earthworks Design

Safe Bearing Capacity for foundations of 100kPa would be appropriate.
Soil strength components of c' = 10kPa and $\phi' = 20^0$ would be appropriate.

On-site Wastewater Treatment/disposal

All three Lots are large enough and the soils suitable for on-site treatment/disposal of wastewater. Design of on-site wastewater treatment/disposal systems should conform for TP 58 of the Auckland Regional Council (which has been adopted by Northland Regional Council) with AS/NZS 1547:2000 and with other NRC requirements.

On all three Lots the soils are suitable and the area of ground large enough for treatment of effluent in the topsoil and subsoil at an application rate of 5mm/day: the use of systems which include "in plant" aerobic treatment should not be necessary. Dose-loading of effluent fields is essential and on all three Lots the topography should allow this to be achieved with a dosing siphon. Primary treatment would be accomplished in the first chamber of a dual-chamber septic tank. The siphon should be protected by a filter placed between the two chambers.

On-site wastewater treatment/disposal systems should be designed specifically for each of the three Lots. Designs will in each case be influenced by the number of bedrooms, the placing and level of the house on the site and on the topography nearby and the positions of groundwater drains in the vicinity. Effluent fields must be at least 2m clear of groundwater drains.

Access

Stable access to all three sites can be achieved from De Boers Road, see plan. No problems of sight distances or gradients arise.

Conclusions

I give it as my professional opinion that, provided the drainage measures described above are completed to the satisfaction of a registered engineer -

- the three identified building sites (see plan) are not subject to slope instability' or any other geotechnical hazard, and

- the three sites will not be likely to become subject to slope instability, and

- the building of a house on any one or more of the three sites will not be likely to lead to instability of those sites or of any other property, and

- the three sites are all *good ground* in the sense in which that term is used in NZS 3604, (I 999) and

- all three sites are suitable for foundations designed in accordance with NZS 3604 (1999) and

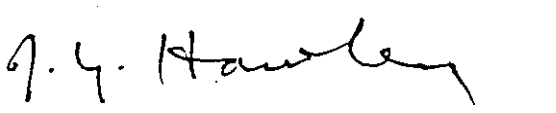
- on all three sites overflows from water tanks and runoff from sealed driveways and parking areas should be led in closed conduits to safe outfalls on lower ground remote from effluent treatmenddisposal fields

- the soils are such, and the available areas large enough to allow on-site treatmenddisposal of wastewater either by installation of an Aerated Water Treatment System, or by installation of dual chamber septic tanks and dose-loaded effluent distribution lines designed by a registered engineer, and

- we recommend that modem dual-chamber septic tanks be installed and effluent taken from them by dosing siphons to effluent treatmenddisposal fields (sized to accord with TP58 for the size of house to be built). The septic tanks should be sited at least 3m from the houses The effluent fields might be sited at least 2.2m below the tops of the septic tanks so that dosing of the fields may be achieved with dosing siphons rather than dosing pumps. Distribution lines should comprise a "pipe within a pipe" and should be placed at a shallow depth (eg 200mm max)

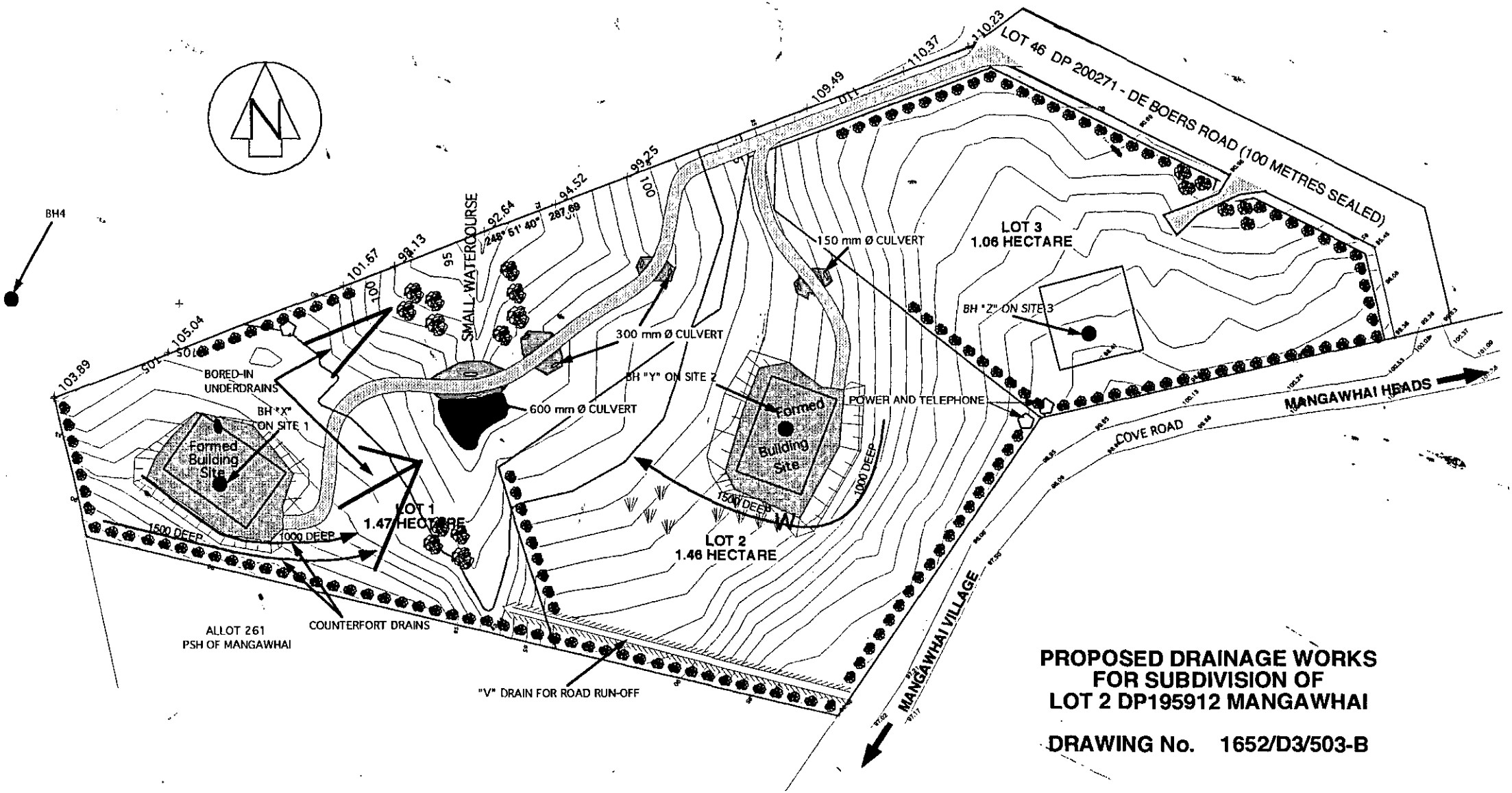
If you wish for any clarification of points raised above, or any other geotechnical matters, please do not hesitate to telephone or Fax me at the numbers given above.

Yours faithfully



J G Hawley
MA, BE, PhD, MIPENZ, Reg Eng.

[1] "Instability" *may* here be taken to mean "erosion, avulsion, alluvion, falling debris, subsidence. inundation or slippage- as those terms *are* used in the Building Act 1991.



PROPOSED DRAINAGE WORKS FOR SUBDIVISION OF LOT 2 DP195912 MANGAWHAI

DRAWING No. 1652/D3/503-B

Borehole No X" Diameter 50mm Job No 112 Client Donoughet + Saville

24·11·00

SOIL DESCRIPTION	Depth (m)	Water Level	Peak Strength	Remould Strength (kPa)
Topsoil. Black. Organic. Pugged.				
Subsoil. Brown clay. Firm	0.25			
Silty clay Rust colour. V. firm.	·3		12	72
	0.50		144	78
Yellow + rust				
" " "	0.75	▽		
" " Some orange inclusions	1.00		130	90
	1.25			
" "	1.50		106	60
	1.75			
Silty clay with some sand-sized crushable grains. Wetter + softer	2.00		110	84
Silty clay. Hard to auger. Crumbly Brown			190	96
	2.25			
Silty clay. Uniform massive grey	2.50		204	94
	2.75			
E. of B.	3.00		216	108

Remarks:

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Borehole No "Z" Diameter 50mm Job No 112 Client Donoughey + Saville 6·12·00

SOIL DESCRIPTION	Depth (m)	Water Level	Peak Strength	Remould Strength kPa
Topsoil Black. Organic.				
Subsoil Brown. Firm	0.25		'4'	90
Silty Clay. Yellow/rust colour firm Slightly 'dry' of P.L.	0.50		17.	112
" "	0.75			
	1.00		18	134
	1.25			
	1.50		158	136
Silty clay Softer. Wetter. Yellow/brown Slightly 'wet' of P.L.	1.75			
" "	2.00		122	90
	2.25			
Silty clay. Light brown and grey with traces of fine sand	2.50	▽	12S	92
	2.75			
" " End of bore	3.00		56	78

Remarks:

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SOIL DESCRIPTION	Depth (m)	Water Level	Peak Strength	Remould Strength (kPa)
Topsoil. Black. Organic. Pugged.				
Subsoil Brown. Organic. Firm	0.25			
Silty clay. Rust and brown and orange. Firm.	·4		186	116
	0.50			
	·6		180	110
	0.75			
	1.00			
Silty clay. Grey and brown	1·2		176	114
	1.25			
	1·7		196	116
	1.			
	2			
Clay. i.e. Very little silt	2		110	96
		▽		
Clay. Grey. Firm			198	128
Clayey silt. With rust/brown inclusions. Tree roots?	2.75			
End of bore	3.00		180	94

Remarks: Water Level probably rising slowly

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Borehole No 4 Diameter 50 mm Job No 103 Client Tamaki Trust [A. Talbot] 17·10·00

SOIL DESCRIPTION	Depth (m)	Water Level	Peak Strength	Residual Strength
Topsoil. Black. Organic.				
Silty clay subsoil. Rust colour and grey.	0.25			
Clay. Brown. Firm.	0.50		110	60
" " "	0.75			
" " "	1.00		130	48
"	1.25			
" "	1.50		150	112
Clay. Light grey. Firm	1.75			
Fine 'sand' with silt and clay	2.00		160	84
			72	40
Cemented sandy silt. Difficult to auger.	2.25			
End of hole			240+	
	2.50			
	2.75			
	3.00			

Remarks: Material between 2m and 2·3m is weak and wet.
See also Borehole B, 1·4m to 1·6m.
" " " 3, 1·6m to 2·1m.
" " " 3a, 2·0m to 2·15m.

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